



Elder Gardens, SE27 | £310,000

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## In General

- Two bedroom ground floor apartment
- Well presented throughout
- Characterful accommodation
- Modern kitchen / diner
- Quiet location
- Contemporary shower room
- A share of freehold

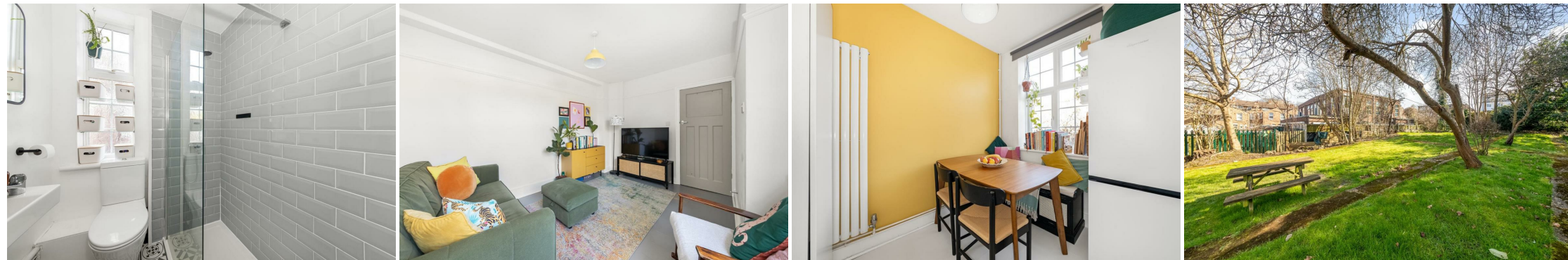
## In Detail

A smart two bedroom ground floor apartment forming a quiet private development tucked away off of a popular road in West Norwood.

This neatly finished property boasts vibrant colourful décor which gives personality and a more interesting place to call home. The kitchen / diner has been recently upgraded and includes contemporary cabinetry, solid wood surfaces, and space to entertain. All rooms have an easterly aspect, whilst the shower room has been finished with contemporary grey tiling and clean white sanitary ware. Further benefits include fitted storage, secure entry, lawned communal grounds, communal parking and a share of the freehold.

Elder Gardens is accessed via Gipsy Road and is well placed for both Gipsy Hill and West Norwood rail links, as well as various amenities on Norwood High Street.

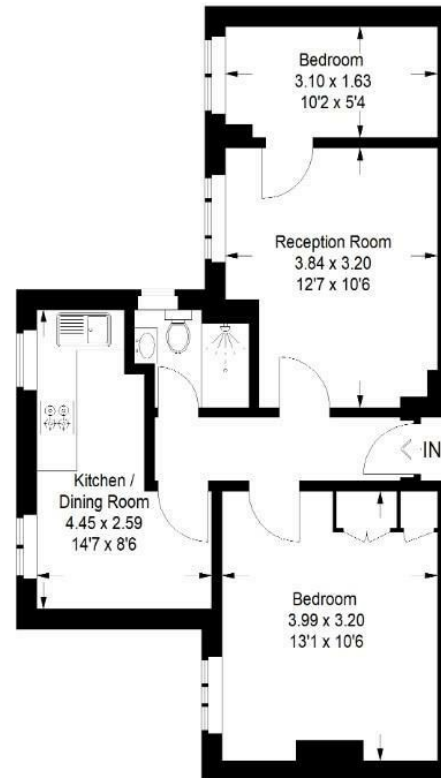
EPC: D | Council Tax Band: B | Lease: 178 years remaining | SC: £2,304.78 | GR: N/A | BI: Incl in SC



# Floorplan

## Elder Gardens, SE27

Approximate Gross Internal Area  
46.4 sq m / 499 sq ft



## Ground Floor

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as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings  
are approximate. Please check all dimensions,  
shapes and compass bearings before making  
any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(61-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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